

ORDINANCE NO. 20080522-045

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS 1C, 3A, 3B, 4, 5, AND 6 LOCATED IN THE WINDSOR ROAD NEIGHBORHOOD PLANNING AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district to certain tracts (the "Property") described in Zoning Case No. C14-2008-0003, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 27.46 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Windsor Road Planning Area*),

located in the Windsor Road neighborhood planning area, locally known as the area bounded by West 35th Street on the north, North Lamar Boulevard on the east, Enfield Road on the south, and North MoPac Expressway on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

PART 2. The zoning districts for the tracts are changed from general office (GO) district, general office-mixed use (GO-MU) combining district, community commercial (GR) district, general commercial services (CS) district, and commercial-liquor sales (CS-1) district to general office-vertical mixed use building (GO-V) combining district, general office-mixed use-vertical mixed use building (GO-MU-V) combining district, community commercial-vertical mixed use building (GR-V) combining district, general commercial services-vertical mixed use building (CS-V) combining district, and commercial-liquor sales-vertical mixed use building (CS-1-V) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
7	119491	3500 CRAWFORD AVE	GR	GR-V
	119492	0 W 35TH ST SE TRI OF LOT 2 *& W 62.5 FT OF LOT 3-6 *LESS 1401 SQ FT GLENRIDGE PLUS ADJ VAC ALLEY	GR	GR-V
8	119486	1500 W 35TH ST	GR	GR-V
9	119489	0 MILLS AVE BLK 12-14 GLENRIDGE PLUS 1/2 ADJ VAC STREET	GO	GO-V
10	499914	1301 1/2 W 38TH ST	GO	GO-V
		1301 W 38TH ST		
		1320 W 34TH ST		
		1330 1/2 W 34TH ST		
11	214609	0 W 38TH STABS 697 SUR 7 SPEAR G W ACR .2486 (PRORATE 8/10/07 TO 12/31/07)	CS	CS-V
	214610	3706 N LAMAR BLVD	CS	CS-V
	214612	3724 N LAMAR BLVD	CS	CS-V
	Portion of 214613	3705 1/2 MEDICAL PKWY 3705 MEDICAL PKWY	CS	CS-V
12	214611	3700 N LAMAR BLVD	CS	CS-V
13	214605	1015 W 37TH ST	CS	CS-V
		3520 N LAMAR BLVD		
15	214603	3418 N LAMAR BLVD	CS	CS-V
16	214604	1020 W 34TH ST	CS; CS-1	CS-V; CS-1-V
		3402 N LAMAR BLVD		
17	214601	1001 W 34TH ST	CS	CS-V

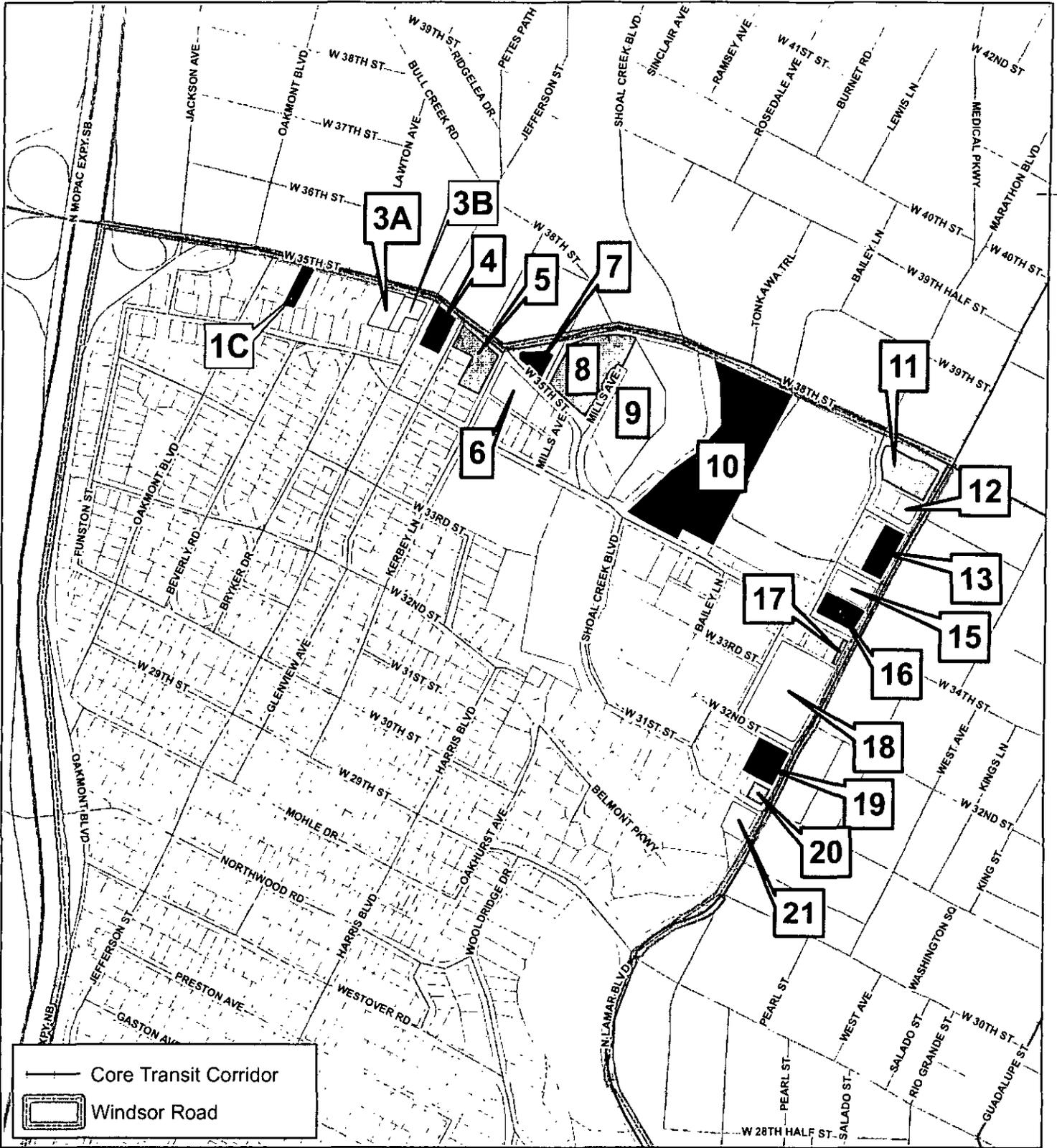
Tract #	TCAD Property ID	COA Address	FROM	TO
18	214595	1004 W 32ND ST	CS; GO; GO-MU	CS-V; GO-V; GO-MU-V
		3207 MEDICAL PKWY		
		3304 1/2 N LAMAR BLVD		
19	214591	3110 N LAMAR BLVD	CS	CS-V
	214592	3108 N LAMAR BLVD	CS; GO	CS-V; GO-V
20	214587	3100 N LAMAR BLVD	CS	CS-V
21	211082	1001 1/2 W 31ST ST	CS; GR; GO	CS-V; GR-V; GO-V
		1001 W 31ST ST		

PART 3. Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

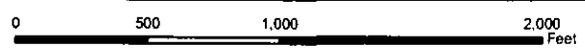
PART 4. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- C. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
- D. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.

PART 5. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 1C, 3A, 3B, 4, 5, and 6 located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).



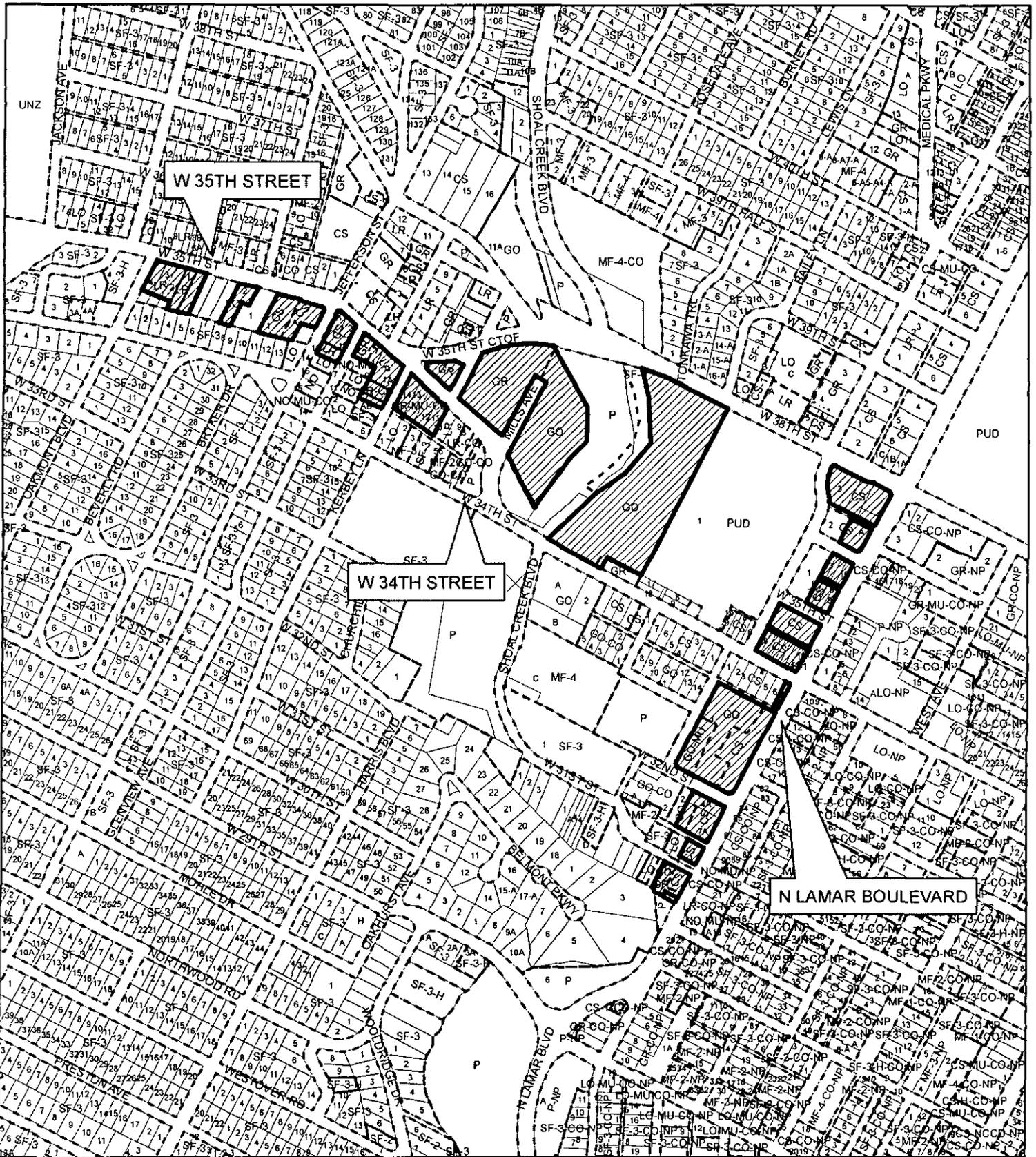
 Core Transit Corridor
 Windsor Road



Windsor Road Neighborhood Planning Area
VMU Overlay District Tract Map *EXHIBIT A*
C14-2008-0003

 Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 January 10, 2008

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



ZONING



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2008-0003
 ADDRESS: W 35TH ST
 SUBJECT AREA: 27.46 ACRES
 GRID: J25 H25
 MANAGER: W. RHOADES

EXHIBIT B



OPERATOR: S. MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 600'